



Bracondale Road, Abbeywood, SE2 9HR
Guide price £425,000 - £450,000 Freehold

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Guide Price £425,000 - £450,000. The Homes Group are delighted to offer to the market with NO CHAIN, this extended and recently refurbished three bedroom semi-detached house located in Abbeywood.

The accommodation comprises of an enclosed porch, a living room which leads to the kitchen, separate dining room and ground floor cloakroom plus the study/playroom.

On the first floor there are three bedrooms and a shower room.

There is a 40' patio garden to the rear and a 19' x 10' workop / office.

To the front there is potential for off road parking (stpp).

Enclosed Porch

Living Room

18'8 into bay x 16'5 (5.69m into bay x 5.00m)

Dining Room

11'5 x 8'1 (3.48m x 2.46m)

Kitchen

27'8 x 5'10 (8.43m x 1.78m)

Study - Playroom

10'4 x 5'10 (3.15m x 1.78m)

Ground Floor WC

Landing

Bedroom One

10'7 x 10'2 into bay (3.23m x 3.10m into bay)

Bedroom Two

9'3 x 8'1 (2.82m x 2.46m)

Bedroom Three

7'9 x 5'10 (2.36m x 1.78m)

Shower Room

Rear Garden

40' (12.19m)

Workshop - Office

19' x 10' (5.79m x 3.05m)

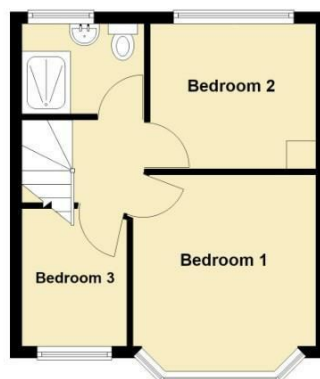




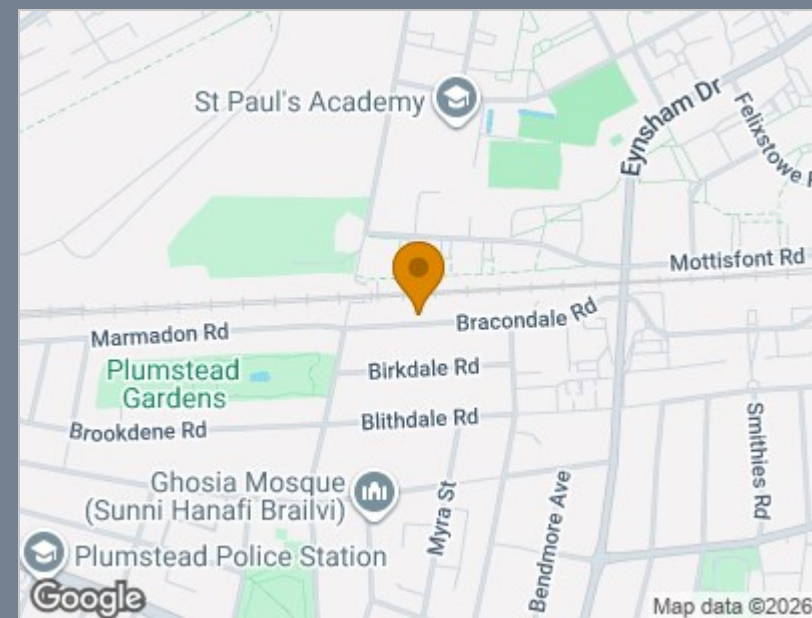
Ground Floor



First Floor



Total area: approx. 90.2 sq. metres (970.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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